

Investment/ Redevelopment Opportunity

- Mixed-use listed building comprising two distinct elements:
 - A) 460 sq m retail store &
 - B) 1,170 sq m over 4 levels, ideal for hospitality or office use
- Property benefits from central location & fine architecture





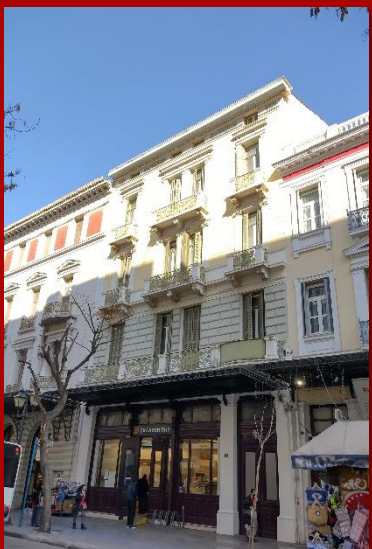
- ❖ Tenant: Sklavenitis SM
- ❖ Lease start: March 2017
- ❖ Lease term until: March 2026
- ❖ Monthly rent: € 14.553,22
- ❖ Annual rent: € 174.638,64

	Surface (sq m)
Basement	170
Ground floor	291
Total	461



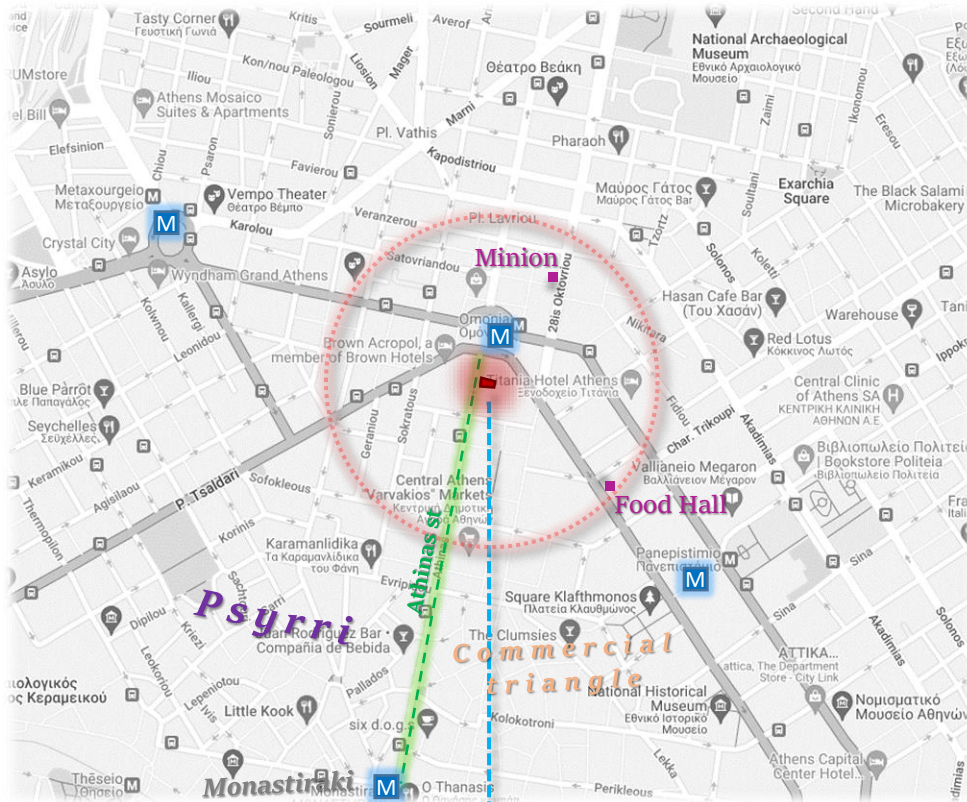
view onto Omonia sq

- Constructed in the early twenties, the building boasts:
 - ✓ a 13 m façade onto Athinas st
 - ✓ late neoclassical style
 - ✓ ample internal height
 - ✓ wooden interior staircase
 - ✓ shaft for lift installation
 - ✓ small balconies on 1st-3rd floors
 - ✓ open views towards Omonia sq & Athinas st from 2nd & 3rd floors

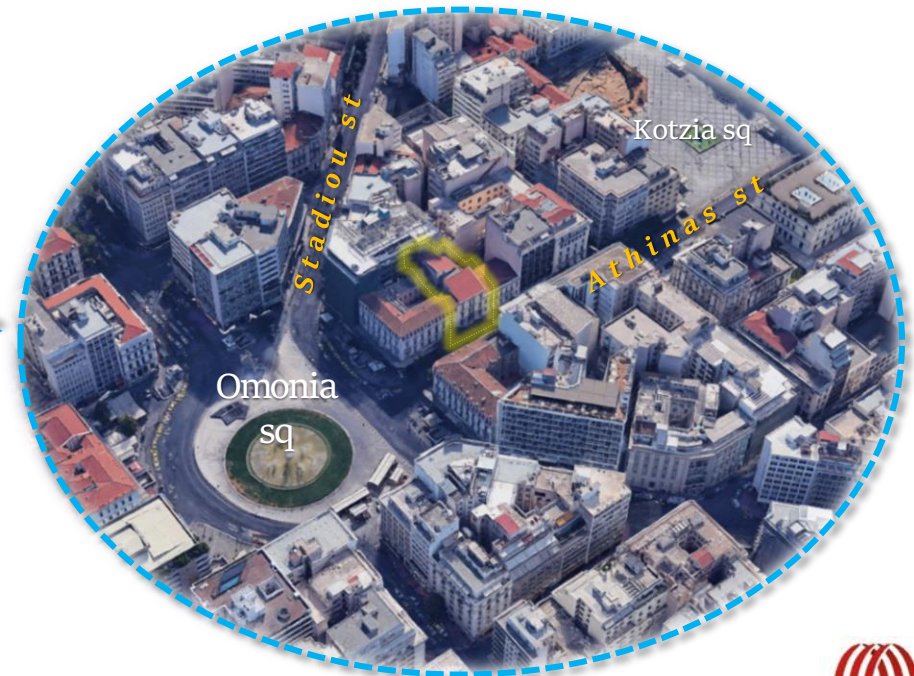


view towards City Hall

	Surface (sq m)
1 st floor	285
2 nd floor	274
3 rd floor	274
4 th floor	274
attic	60
Total	1,167



- The property is located in the very heart of the capital, amid an upcoming district that in recent years is at the epicentre of both foreign and domestic investment, especially in the hospitality and retail sectors. Established, new and forthcoming hotels are to be found within short walking distance from the property whereas both Minion and the Food Hall schemes are within a <300 m radius, while Monastiraki and Psyri, popular with tourists and locals alike, are no more than 800 m from the building
- Property has excellent accessibility as it is only:
 - 60 m from Omonia sq & metro station
 - 750 m from Monastiraki sq & metro station



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